CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-D-07-PA Related File Number: 7-H-07-RZ

Application Filed: 6/4/2007 Date of Revision:

Applicant: STEVE BETHEL



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northwest and southeast sides Comstock Rd., southwest side of Bridgewater Rd.

Other Parcel Info.:

Tax ID Number: 119 L A 015, 016 & 017 Jurisdiction: County

Size of Tract: 13.11 acres

Access is via Comstock Rd., a local street with 26' of pavement width within 40' of right of way, or

Bridgewater Rd., a major collector street with 4 lanes and a center median within 80-100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church

Surrounding Land Use:

Proposed Use: Self-storage facility and church Density:

Sector Plan: Northwest County Sector Plan Designation: Medium Density Residential and Stream Protection

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located on the north side of I-40/75 and the southeast side of Ten Mile Creek. Residential

uses are located to the north and east of the site, zoned RP-1, RA and RB. Mostly commercial uses

are located on the south side of the interstate and to the west, zoned C-3, C-4, C-6 and CA.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential), R-2 (General Residential) and RP-1 (Planned Residential) @ 6-12 du/ac

Former Zoning:

Requested Zoning: C-4 (Highway and Arterial Commercial)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & MDR (Medium Density Residential)

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Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): General commercial uses are appropriate at this location, which is adjacent to the interstate at a partial

interchange and separated from residential uses by a large floodway.

Comments:

MPC Action: Approved MPC Meeting Date: 7/12/2007

Details of MPC action: Stipulations between Bethel Development Company and Crestwood Hills 7-H-07-RZ/7-D-07-PA

1. Bethel Development will leave undisturbed as many trees and as much vegetation as possible on

the north side of the property where the warehouses will be located.

2. Storage units will not be erected over one story unless a brick façade is placed at the end facing Crestwood Hills. (It is not anticipated at this time that any units will be over one story and no units will

exceed 2 stories)

3. Bethel Development will not build storage units on the church property.

4. Security lighting for the warehouses will be directed away from any residential areas. Bethel Development anticipates that sensor lights will be used however those will only be activated by

ntruders

5. No boats, trailers, mobile homes, motorcycles or R. V.'s will be visible from Bridgewater Road.

6. Assuming Comstock Road can be officially closed; the gate at the entrance will be relocated closer to

Bridgewater Road.

7 Other than the parcels discussed, the church property will not be rezoned.

Summary of MPC action: GC (General Commercial)

Date of MPC Approval: 7/12/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication? ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/14/2007 Date of Legislative Action, Second Reading: 8/28/2007

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading: Approved as

Modified

If "Other":

Amendments: Amendments:

See Stipulations at Details of MPC Actions

Date of Legislative Appeal: Effective Date of Ordinance:

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